

PROJECT MANUAL
TO
REMEDIATE HAZARDOUS MATERIALS (MOLD)
AT

BUILDING 202
CAMP FRETTERD
5601 RUE SAINT LO DRIVE
REISTERSTOWN, MD 21136

FOR THE
MARYLAND MILITARY DEPARTMENT

DGS PROJECT NO. M-202-200-003 (SBR)

DATE: April 15, 2021

Project Cost Classification "A"

***"Minority Business Enterprises are Encouraged
to Respond to this Solicitation Notice"***

STATE OF MARYLAND

Department of General Services
Ellington E. Churchill, Jr., Secretary
301 West Preston Street
Baltimore, MD 21201

Board of Public Works
Larry Hogan, Governor
Peter Franchot, Comptroller
Nancy K. Kopp, Treasurer

DGS PROJECT NO. M-202-200-003 (SBR)

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Scope of Work to Remediate Hazardous Materials (Mold)

Camp Fretterd – Building 202

5601 Rue Saint Lo Drive, Reisterstown, MD 21136

DGS Project #: M-202-200-003

April 15, 2021

1. The mold remediation contractor ("Contractor") shall provide all labor, material, insurance, and equipment necessary for the remediation in Building 202 at Camp Fretterd, MD per the recommended remediation methods identified in a December 7, 2020 microbial assessment report by Hillis-Carnes.

2. Contractor shall:

- a. Mold remediation needs to be conducted under controlled conditions in accordance with industry practices and guidelines. Mold remediation is required to be performed under negative pressure containment. Employees of the Contractor shall comply with all regulatory standards for personal protective equipment use and respiratory usage requirements.

The Contractor shall refer to the guidelines below for mold remediation techniques and engineering controls:

- a. OSHA's "A Brief Guide to Mold in the Workplace",
 - b. EPA's "Mold Remediation in Schools and Commercial Buildings",
 - c. Institution of Inspection Cleaning and Restoration Certification (IICRC) Standard and Reference Guide for Professional Water Damage Restoration S500, and
 - d. IICRC's Standard and Reference Guide for Professional Mold Remediation S520.

3. The Contractor shall have a minimum of five (5) years experience and regularly engage in mold remediation work operations. The Contractor shall provide and submit current and valid respiratory fit tests and training / certification credentials and certificates for all supervisors and employees involved in mold remediation.
4. The Contractor shall also provide and submit a current Contractor's environmental liability insurance certificate to DGS. This shall include the amount of insurance covered, dates insurance is in effect, and the types and occurrences of environmental liabilities covered. The minimum amount of contractor environmental liability insurance coverage shall be \$ 1,000,000.00.
5. Project is not a wage rate.

6. Background checks are not required by the Maryland Military for Contractor's employees. Masks shall be required by Contractor's employees while at Camp Fretterd. A photo ID is required for Contractor's employees before entering Camp Fretterd.
7. The Contractor shall submit a job specific mold remediation plan and products and materials being used for this project to the Owner's Representative for review and approval. (A job specific mold remediation plan and products / materials being used by the Contractor are not required to be included with bids.) The contractor shall use a minimum of one (1) air scrubber per 1,500 square feet of remediation areas.
8. The Contractor shall establish and define the work area and post caution signs outside all work areas entrances. Signs shall be positioned appropriately to advise and alert personnel of potential dangers before entering the work areas.
9. Room B-7:
 - a. Contractor shall cut and remove the lower 1.5 feet of plywood in Room B-7. New plywood shall not be reinstalled. Contractor shall remove table from Room B-7 if not removed by the Maryland Military. Contractor shall clean, HEPA vacuum, and wet scrape visible contamination below windows and walls in Room B-7. Contractor shall apply two (2) coats of anti-microbial / mold resistant paint to all masonry walls in Room B-7. All paint shall be approved by the Maryland Military and DGS. New paint in Room B-7 shall match existing paint. Entire walls are to be repainted.
10. Room B-8:
 - a. Contractor shall clean, HEPA vacuum, and wet scrape visible contamination in Room B-8. Contractor shall apply two (2) coats of anti-microbial / mold resistant paint to all (3) masonry walls in Room B-8. New paint in Room B-8 shall match existing paint. Entire walls are to be repainted.
11. Room B-9:
 - a. Contractor shall clean, HEPA vacuum, and wet scrape visible contamination in Room B-9. Contractor shall apply two (2) coats of anti-microbial / mold resistant paint to all masonry walls in Room B-9. New paint in Room B-9 shall match existing paint. Entire walls are to be repainted.

12. Room B-10:

- a. Assumed lead-based paint on radiators and associated pipes and fitting in Room B-10 are to be wet-scraped, stabilized, and repainted. The Owner's Representative shall visually paint removed and collect a lead dust wipe clearance sample in Room B-10. Lead-dust wipe sample result shall be < 10 micrograms per square foot.
- b. Contractor shall remove and properly dispose loose tiles (approximate a 33' x 8' area) in Room B-10. Contractor shall supply adhesive for new floor tiles and cove base that will be supplied by the Maryland Military.
- c. Maryland Military shall remove all moveable contents from Room B-10.
- d. Contractor shall remove cove base, clean, HEPA vacuum, and wet scrape visible contamination in Room B-10. Contractor shall apply two (2) coats of anti-microbial / mold resistant paint to both all masonry walls in Room B-10. New paint in Room B-10 shall match existing paint. Entire walls are to be repainted.

13. Stairwell adjacent to Room B-10:

- a. Contractor shall remove the lower four (4) feet of drywall in the basement stairwell and 1st floor stair landing adjacent to Room B-10. Contractor shall clean, HEPA vacuum, and seal exposed surfaces after the lower four (4) feet of drywall is removed in Room B-10. New drywall to be installed and painted at a later date determined by DGS. New paint in the stairwell adjacent to Room B-10 shall match existing paint. Entire walls in the stairwell adjacent to Room B-10 are to be painted for drywall that is removed.

14. Contractor can include Rooms B-7 to B-10 and the stairwell adjacent to Room B-10 as a single work area.

15. Room B-2:

- a. Contractor shall remove the baseboard, clean, HEPA vacuum, and wet scrape visible contamination on the back wall of Room B-2. Contractor shall apply two (2) coats of anti-microbial / mold resistant paint to the back masonry wall in Room B-2. New paint in Room B-2 shall match existing paint. The entire wall is to be repainted.
- b. Contractor shall HEPA vacuum the carpet in Room B-2. Maryland Military shall remove electronic equipment and devices in Room B-2.

16. Rooms 107, 108-B, Chaplain Room, and Kitchen:

- a. Contractor shall clean, HEPA vacuum and seal visually contaminated surfaces with two (2) coats of anti-microbial / mold resistant paint in Rooms 107, 108-B, chaplain room, and kitchen.
- b. Contractor shall remove visually contaminated component under the kitchen sink. Contractor will not need to replace the kitchen sink component that is removed.

- c. The Owner's Representative shall perform visual clearances in Rooms 107, 108-B, chaplain room, and kitchen.
- 17. Contractor work hours shall be between 7:00 AM and 5:00 P.M. Tuesday through Friday.
- 18. All materials and methods of application are to be submitted for review and approval by the Using Agency (Maryland Military) and DGS prior to material order placement or work beginning. MSDS shall be provided for each type of product indicated in this scope of work or required by the manufacturer to complete the work. Material characteristics, performance criteria, and limitations shall be included for the MSDS submittals.
- 19. The Contractor shall provide disposable protective whole body clothing for all personnel entering the work area including gloves, foot, and head coverings. All clothing worn by personnel in the work area shall be disposed of as mold contaminated waste at the end of the work shift. Non-disposable hard hats and footwear shall remain in the work area until job completion and decontamination of the work area. No eating, smoking, chewing gum or tobacco, and drinking are permitted in the work area. The Contractor shall provide a hygiene and decontamination area where employees can decontaminate and wash off before leaving the job site.
- 20. The Contractor shall use whatever additional equipment, techniques, methods, and procedures necessary for the mold remediation. Removed materials shall be packed while still damp or wet into sealed bags that are minimally 6 mil thick. All air shall be removed from all bags to the best extent as possible.
- 21. The Owner's Representative shall then conduct a visual review confirming that all surfaces and areas in this scope of work are free of water-damaged materials, dust and debris, and visible mold growth. The Contractor shall repeat the cleaning process until visual inspection clearance is determined by the Owner's Representative.
- 22. Following completion of remediation/removal/cleaning and visual inspection(s), the Owner's Representative shall collect air samples for clearance criteria purposes.
- 23. Air scrubbers shall remain operational and in place for up to ninety-six (96) hours before clearance air samples are collected by the Owner's Representative. All scrubbers shall be shut down for a minimum of two (2) hours prior to air sampling. Test results are to be available within three (3) business days after the clearance samples are collected.

24. Contractor will be responsible for re-cleaning work areas that fail both visual inspection(s) by the Owner's Representative and post remediation clearance. *DGS shall not approve a Contractor's change order(s) for additional time, materials, equipment, etc. that may be necessary for work areas that either fail visual inspections or clearance air testing.*
25. Contactor shall leave poly in place at the entrance to the contained areas and at critical barriers until all remediation and repair work (new cove base, floor tiles, etc.) is completed. All materials put back by Contractor shall be non-asbestos containing.

End of Specifications